

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
February 4, 2015**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 8:07 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Absent
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the January 7, 2015 regular meeting were reviewed. Secretary Berger made a motion to approve the minutes as mailed. Cindy Recker seconded it. Motion carried 10-0.

STATEMENT

President Lorey read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Request for extension to record Replat of Old Shiloh Place

Brad Eckerle, of Brosmer Land Survey, was present to request an extension to record the Replat of Old Shiloh Place, which received secondary approval at the October 1, 2014 meeting. According to the Subdivision Control ordinance, an approved plat is required to be recorded

within 60 days. If not recorded by the 60-day deadline, a six-month extension period could be allowed to properly record the plat. Mr. Eckerle said the plat was not recorded due to some miscommunication between the two parties involved. Since the 60 days has expired, Mr. Eckerle requested an extension to record the plat by the next meeting.

Pat Lottes made a motion to grant Mr. Eckerle's request to record the Replat of Old Shiloh Place before next month's meeting. Kevin Manley seconded the motion. Motion carried 10-0.

CITY ATTORNEY - PUD Enabling Ordinance

City Attorney Renee Kabrick presented a draft ordinance to the board proposing a Planned Unit Development (PUD) ordinance for 30th Street Park and surrounding area. Attorney Kabrick explained that the ordinance was drafted after receiving several inquiries from people interested in purchasing the property but seeking different uses that would require rezoning. The proposed ordinance would allow for residential, light industrial and some business district uses. It would include guidelines such as site development, architectural review and landscaping standards.

Attorney Kabrick introduced John Molitor, an independent land use and planning attorney, who appeared before the board to explain the process and answer any questions regarding the proposed PUD ordinance. Attorney Molitor was introduced to the City as part of the update of the Zoning and Subdivision Control Ordinances and because of his expertise in real estate law was asked for his guidance, input and assistance regarding the development of the PUD Ordinance.

Attorney Molitor stated that the Plan Commission would approve a developer's concept and a five-member committee, which would include Plan Commission members and City employees, would review the details of the developer's proposal to make sure it followed the rules of the planned unit development.

Following some discussion, Attorney Kabrick encouraged the board to review the draft and contact her or Director of Community Development & Planning Darla Blazey with any questions. A draft of the proposed ordinance will also be presented to the Common Council. Following review from both the Plan Commission and Council, a public hearing will be heard at next month's meetings for a vote on the proposed ordinance.

Student present for Government class credit

On behalf of the board, President Lorey welcomed Cole Henke, a student at Forest Park High school. Mr. Henke attended tonight's meeting to receive credit in his Government class.

Zoning & Subdivision Control Ordinances update

Director of Community Development and Planning Darla Blazey gave an update regarding the proposed changes to the Zoning & Subdivision Control Ordinances. Ms. Blazey said the subcommittee meeting that included developers, engineering firms and local contractors was very successful. A lot of positive feedback was given on Chapter 7. Another subcommittee meeting is scheduled for Thursday, February 5th, to review Chapters 10 and 11 and the Extra Territorial Jurisdiction (ETJ). Ms. Blazey said she will keep the board updated as committees continue to view the drafts.

ADJOURNMENT

With no further discussion, Secretary Berger made a motion to adjourn the meeting, seconded by Vice President Schroeder. Motion carried 10-0, and the meeting was adjourned at 8:28 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister